

Overview of Projects & Studies Underway in the Houghton Area

The Southeast Area Arterial Study – Pima Association of Governments

This study will review considerations and constraints in the area located generally south from the Tucson International Airport (TIA) to the Sahuarita Road and between the I-19 corridor east to the Sonoita Highway. The objective of the study is to determine future roadway and travel needs in the area. Scope of work will include assessing growth forecasts and associated transportation needs, evaluating physical features and other conditions that might shape or influence future transportation system needs and infrastructure in the study area, preparing recommendations regarding the future development of an arterial transportation system in the study area, and presenting a study report of findings and recommendations. The study will also identify adequate and convenient access to the City's Porto Nuevo area east and southeast of TIA and review alternative alignments to connect I-19 to I-10 in the area. Estimated project time-frame: April 2003 to September 2004.

Houghton Area Master Plan

The Master Plan area extends along Houghton Road from Tanque Verde Road south to Interstate Highway 10 (I-10), and includes land areas east and west of Houghton Road. Between Tanque Verde Road and Irvington Road, existing sub-regional, area and neighborhood plan land use policies will be reviewed to determine if they are still appropriate and up-to-date. South of Irvington Road, policies intended to provide land use, infrastructure and development planning and direction of vacant land will be drafted for Mayor and Council consideration. Estimated project time-frame: November 2002 to February 2004.

ADOT Houghton Road Corridor Study

The purpose of the study is to develop a plan for Houghton Road that will serve the needs of the corridor over the next twenty to thirty years. There are four segments of the study: 1. Tanque Verde Road to Golf Links Road; 2. Golf Links Road to I-10; 3. I-10 to Sahuarita Road; and, 4. Houghton/Golf Links Road/Alvernon Way/I-10 loop. Estimated project time-frame: September 2002 to March 2004.

ADOT I-10 Corridor Profile Study

Park Avenue To Pima/Cochise County Line and the I-19 Corridor Study - Junction of I-10 to Pima/Santa Cruz County Line: The purpose of the projects is to conduct planning studies, engineering analysis, environmental scoping, and preliminary transportation infrastructure design for the interstate highways. The studies will produce a Corridor Report and a General Plan for each highway for improvements through the 2030 design year. Future programming of state highway funds is dependent on the recommendations of the corridor studies. The Corridor Report will document existing and future (2030) transportation conditions, needs and deficiencies. Corridor infrastructure conditions, traffic operations, and environmental issues will be analyzed to support and justify corridor improvements for existing deficiencies and for future

travel demands. Issues such as future interchanges, access control, noise, drainage and design criteria are all included in this report. The General Plan will include conceptual design plans, construction costs estimates and construction sequencing for corridor improvements. The plan will include specific recommendations for any immediate safety and capacity projects needed to maintain corridor efficiency and safety. The study of the I-10 Corridor extends from Park Avenue east through Pima County and involves an analysis of existing and foreseeable safety issues associated with the construction of the interstate on- and off-ramps and overpasses. Estimated project time-frame: November 2002 – December 2004.

Arizona Department of Commerce Joint Land Use Study (JLUS)

The JLUS is associated with DMAFB and is a subset of the Arizona Military Airports Regional Compatibility Project which will address growth and development issues in/around the five military installations in Arizona. The purpose of the study is to address land use conflicts that might impact the ability of the base to conduct its mission. Stakeholders around the base (city, county, state land, private landowners, and other interested parties) will be involved. The project will result in specific land use recommendations in the DM environs as well as recommendations regarding mitigation strategies (purchase of development rights, for example).

Cost of Services Study (COS)

The COS Study is the necessary first step to developing a Cost of Growth Model and establishing a "Fair Share Cost Recovery Program" as set forth in the *General Plan*. The results of the COS Study will provide direction in establishing development impact fees (DIF) which are one of a variety of financial tools identified in the *General Plan* Cost of Development Element. Estimated project time-frame: February 2003 (various interim recommendations will be provided at milestones throughout the process) – May 2004.

Endangered Species Act Compliance

The City of Tucson wants to ensure that local land use regulations and development decisions comply with State and Federal environmental and endangered species statutes and regulations, that planning provides for continued economic growth and development and that it ensures a healthy economic environment for its citizens and industries. To accomplish this, the City will seek a Section 10 Permit under the Endangered Species Act (ESA). The City will decide as part of the Section 10 proposal which species, in addition to the threatened and/or listed endangered species, will be included as part of the permit. In addition to species protection, the Section 10 Permit also provides a means to standardize and integrate mitigation/compensation measures for the threatened and/or listed endangered species that will satisfy concurrently, without duplication or unnecessary delay, applicable provisions of Federal and State laws, as well as applicable local ordinances and regulations, thus providing assurances to the development industry. Estimated project time-frame: December 2001 -June 2003.